



## CITY OF DURHAM | NORTH CAROLINA

**Date:** May 13, 2011

**To:** Thomas J. Bonfield, City Manager  
**Through:** Theodore L. Voorhees, Deputy City Manager  
**From:** Ed Venable, Manager of Engineering and Stormwater Services  
Robert N. Joyner, Assistant Engineering and Stormwater Services Manager  
**Subject:** Agenda Item – Utility Extension Agreement with Montclair, LLC

### Executive Summary

Montclair, LLC proposes to extend City sewer to serve future development in Barbee Chapel Road, located west of the intersection of Barbee Chapel Road and Farrington Mill Road (see attached vicinity map).

### Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a sewer extension agreement with Montclair, LLC to serve future development in Barbee Chapel Road, located west of the intersection of Barbee Chapel Road and Farrington Mill Road.

### Background

Sewer service shall be provided by construction of a public sanitary sewer lift station on site, with gravity sewer lines and a force main.

### Issues/Analysis

Montclair, LLC proposes to extend City sewer to serve future development in southwest Durham. The development is located on Barbee Chapel Road, located west of the intersection of Barbee Chapel Road and Farrington Mill Road (see attached vicinity map).

The development is for up to a 30 single family residential lot subdivision on this 15 acre site. The parcel is located outside the City limits and inside the Urban Growth Area. The Durham Comprehensive Plan designates the property's future land use as Very Low Density Residential. The proposed use, regional pump station, is allowed in this zoning district. The Developer shall submit a voluntary petition for annexation as part of the extension agreement.

This development is below the thresholds that would trigger an extended analysis. This new extended analysis process is generally employed for larger developments to look at impacts to City services and create a benefit verses cost analysis. The City also receives smaller developments that will not have far reaching impacts, and will not require the extended analysis. This particular project is being represented as having a small impact that can be absorbed into current operating budgets.

### Alternatives

City Council can choose not to approve the request.

**Financial Impact**

The Developer shall bear the cost of all sewer line construction and there shall be no participation in the cost by the City.

**SDBE Summary**

The SDBE Summary is not applicable for this item.